

C O U N C I L   C O M M U N I C A T I O N

TO:        THE CITY COUNCIL

COUNCIL MEETING DATE:   APRIL 5, 1989

FROM:      THE CITY MANAGER'S OFFICE

SUBJECT:   APPROVE THE PROJECTED USE OF FUNDS FOR THE FISCAL YEAR 1989-90 COMMUNITY  
             DEVELOPMENT BLOCK GRANT PROGRAM (RES.)

RECOMMENDED ACTION:   That the City Council adopt the Projected Use of Funds for  
the fiscal Year 1989-90 Community Development Block Grant Program.

BACKGROUND INFORMATION:   The City's expected Community Development Block Grant  
(CDBG) allocation for Fiscal Year 1989-90 is \$350,546.00, \$13,165.00 more than we  
received last year. This allocation amount plus \$123,500.00 in unused funds from  
previous Program years combine for a total of \$474,046.00 in CDBG funds availzble.

Staff recommends allocations to the following projects:

HALE PARK GENERAL IMPROVEMENTS, PHASE I

Provides basketball courts, volleyball courts, an exercise area, an equipment  
storage building, and general park improvements for this East Side park  
located in an area that is predominately low and moderate income. Presently,  
the only facilities at the park are two tennis courts. It is estimated that  
it will take more than a year to complete this project so it has been broken  
into two phases. This item was included for CDBG funding in the 1989-90  
fiscal year of the City's current 5-year Capital Improvement Program (CIP).

HALE PARK PARKING LOT EXPANSION

Provides for the expansion and improvement of the existing parking lot to  
serve the additional capacity that will be generated by the general  
improvements. This item was also included in the above-mentioned CIP.

HOMELESS SHELTER - FELLOWSHIP IN ACTION

Provides funds to a non-profit organization for the acquisition of the old  
Quinn's Building and the partial costs of converting it to a shelter for the  
homeless.

HOUSING REHABILITATION

This existing program provides for low-interest amortized and deferred loans  
for low and moderate income homeowners on the East Side to fix up their homes.

Although this program has taken a long time getting off the ground, we expect  
to use up all the funds currently allocated to housing rehabilitation during  
the course of the next fiscal year. The first completed rehab will be  
unveiled in May with four or more expected in the summer. A total of  
approximately 13-15 will be done in this next year.

FAIR HOUSING COUNSELING


Provides fair housing counseling and referral services to City residents in order to eliminate discrimination in the provision of housing and to promote greater choice in housing opportunities.

CODE ENFORCEMENT

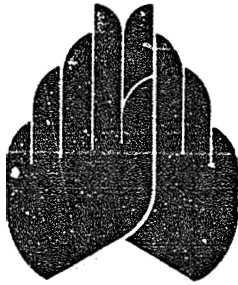
Provides for a part-time Code Enforcement Officer who works to arrest the decline of certain eligible areas in the City, particularly the East Side. Enforcement activities include auto and nuisance abatement, housing inspections, and zoning enforcement.

ADMINISTRATION

Grant administration costs. This allocation is established using a standard percentage (14.9% of allocation amount).

  
JAMES B. SCHROEDER  
Community Development Director

JBS/NKH/cag



## FELLOWSHIP IN ACTION

Two-Twenty-Two West Lockeford Street • Suite Nine • Lodi, California • 95240 • 209.369.0667

February 21, 1989

Mayor James Pinkerton  
Lodi City Council  
CITY HALL  
221 West Pine Street  
Lodi, California 95240

Honorable Mayor Pinkerton and Council Members:

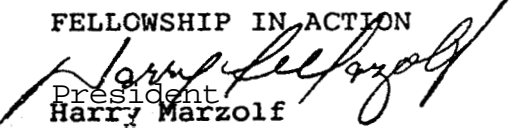
Fellowship in Action is revising their original request for **\$25,000** from the City of Lodi Community Block Grant Fund to a request for **\$100,000**.

Enclosed is additional information on Fellowship In Action and our current project.

Thank you for your consideration.

Sincerely,

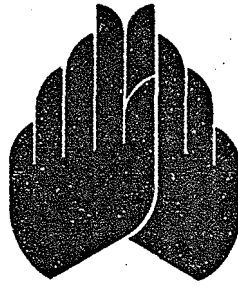
FELLOWSHIP IN ACTION

  
President  
Harry Marzolf

HM:cb  
Enclosure

Board of Directors:

Harry Marzolf, President  
Robert Morris, Vice President  
Carol Burns, Secretary  
Janice Roth, Treasurer  
Reverend David S. Hill  
Robert Hunnell  
Evie Olson  
Dr. Walt Reiss  
Rudy Rodriguez  
Donald Roek



## **FELLOWSHIP IN ACTION**

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### **FELLOWSHIP IN ACTION**

It is the goal of Fellowship In Action to rehabilitate the old "Quinn's" building located at 19 North Sacramento Street, Lodi into a facility which will be used to provide shelter for the homeless and impoverished people of the Lodi area. A medical and dental clinic will also be provided within the facility and will be voluntarily staffed by local physicians, nurses and dentists.

When reconstructed the facility will be rented to Lodi New Life Mission, currently located at 7 North Sacramento Street. The "new" facility will have approximately 7,000 sf, twice the size of the Mission's current location. It is our intention to rent this facility at cost to cover maintenance and insurance expenses, which will ease Lodi New Life Mission's burden of high rental and maintenance costs.

We anticipate a majority of labor will be voluntary and materials will be donated or provided at cost.

Fellowship In Action plans to apply for funds from the following: 1) Community Grant Fund: 2) Community service clubs: 3) Individuals; 4) Local businesses: 5) Foundations; 6) Local churches.

# FELLOWSHIP IN ACTION

Rehabilitation of Building  
19 North Sacramento Street

## Cost Estimate

February 21, 1989

Permits/Fees	\$ 2,000
Demolition	0
Carpentry Labor	0
Carpentry Materials	13,933
Doors/Hardware	3,150
Casework	2,000
Windows	5,175
<b>Gypsum Board</b>	<b>6,432</b>
Paint, Labor	0
Faint, Materials	500
Kitchen Equipment	4,000
Kitchen Counters	4,000
Roofing	5,500
Floor Covering	5,400
Skylights	1,100
Restroom Accessories	1,500
Toilet Partitions	850
Lockers	1,200
Washer/Dryer	950
Awnings	1,800
Tile	3,000
Insulation	1,500
Plumbing Labor	0
Plumbing Materials	11,500
<b>HVAC Labor</b>	<b>0</b>
HVAC Materials	9,660
Electrical Labor	0
Electrical Materials	5,150
Parking, Labor	0
Parking Materials	500
Landscaping, Labor	0
Landscaping Materials	350
Tctal	\$ 88,655
Building Purchase	15,000
Insurance	5,000
Interest on Loan	5,000
<b>TOTAL</b>	<b>\$116,150</b>

"Estimated timeframe of construction: 1 year

FELLOWSHIP IN ACTION  
19 North Sacramento Street  
Reconstruction

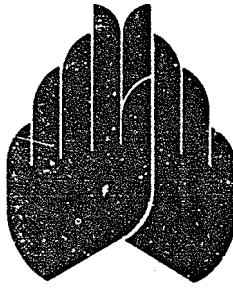
Items designated by \$0 have been committed by donation, primarily labor only.

Furnishings Required:

Medical Examination Equipment  
Lobby Furniture  
Chapel Seating  
Dining Tables  
Sleeping Bunks  
Beds  
Bedding

Estimated Cost of Furnishings:

\$25,000



## FELLOWSHIP IN ACTION

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FELLOWSHIP IN ACTION INC.

BOARD OF DIRECTORS

### Harry Marzolf

President of Fellowship In Action  
Controller of California Waste, Lodi  
Treasurer of Lodi New Life Mission, Lodi  
Chairperson for local ministry committee for St. Paul's Lutheran Church, Lodi

### Robert Morris

Vice-president of Fellowship In Action  
President of Morris & Wenell Architects and Planners Inc.  
Member of Lodi Historical Society  
Board member of Parkin Memorial Park  
Member of Selective Service Board  
Chairman of San Joaquin County Building Board of Appeals  
Former President, Treasurer and Director of Kiwanis Club  
Former Secretary and Deacon of St. Paul's Lutheran Church  
Former High School sponsor of Luther League

### Carol Burns

Secretary of Fellowship In Action  
Office Manager of Morris & Wenell Architects and Planners Inc.  
Member of Lodi Historical Society  
Active member of Concerned Women of America  
Former Chairperson Major Fund Raising for Mokelumne River School  
Former President and Secretary of PTA, Mokelumne River School  
National Raisin Queen 1966

Janice Roth

Treasurer of Fellowship In Action  
Teacher, 25 years  
Board member for St. Vincent de Paul  
President of **Lodi** Church Council, 1989-90  
Member of Lodi Symphony League  
Participates in various church related **group** and social concerns  
committees and fund raising drives

Reverend David S. Hill

Pastor of Grace Presbyterian Church, Lodi  
President of Lodi Church Council, 1988-89  
Member of Salvation Army Board of Directors  
Chairman of **Mission** and Social Concerns Committee of Stockton

**Presbytery**

Former Secretary of Lodi Ministerial Fellowship  
Former Chairman of Committee that established **closer** working  
relationships with Lodi Memorial Hospital and Lodi clergy  
Completing Doctorate of Ministry

Robert Funnell

Pharmacist  
15 years Director of **Farmers & Merchants Bank**, Lodi  
President of California Pharmacists Association  
Lodi City Council **Member** for four years  
**Moderator** of United Congregational Church  
Mayor of Lodi, 1967  
Vice President of Chamber of Commerce, 1966  
Former President of Lodi Lions Club  
Former Co-Chairman of **bond** fund for utility projects in Lodi

Evelyn Olson

Lodi City Councilwoman  
Vice President of Robinson's Feed Store  
President of Lodi Boys and Girls **Club**  
Former Chairman and currently on **board** of LAFCO  
Former Chairman and currently on **board** of COG  
Former President and **member** of Soroptimist Club of Lodi  
Mayor of Lodi, 1983, 1987



Tom Seibly

Lodi Municipal Court Judge since 1977  
Previously in private practice with Mertz, **Adams**, Hortsman and  
Funke  
Member of Lodi Lions Club  
Former School Board Member of Lodi 7th Day Adventist School, 15  
years

Donald Roek

President of Roek Construction, Stockton  
Former member of Board of Trustees for Temple Baptist Church  
Member and former President of Kiwanis Club of Greater Lodi  
Former President of Stockton Builder's Exchange

Rudy Rodriguez

Director of Lodi New Life Mission

Dr. Walt Reiss

Vinewood Family Practice, 27 years  
Medical Director Lodi New Life Mission  
Member "Flying Samaritans"  
Active staff **Lodi** Memorial, Doctors, San Joaquin General  
hospitals  
Chairman Church **and** Society Committee, St. Pauls Lutheran Church  
Lodi  
Chairman Legislative Committee, San Joaquin County Medical  
Society and California Medical Association

Pastor Robert Mattheis

Pastor of St. Paul's Lutheran Church since 1974  
Former President of Lodi Ministerial Association  
Former President and member of Board of Directors of Lodi Kiwanis  
**Club**  
Member and Chairman of District Executive Committee, South  
Pacific District, The American Lutheran Church

RESOLUTION 89-39

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA  
APPROVING THE PROJECTED USE OF FUNDS FOR THE 1989-90  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) funding as a participating City through the County of San Joaquin, an urban County, for Fiscal Year 1989-90; and

WHEREAS, the City Council of the City of Lodi, California has been made aware of the amount of CDBG funds available for the 1989-90 fiscal Program year; and

WHEREAS, the City of Lodi has held, with proper public notification, a public hearing at the February 15, 1989 regular meeting of the Lodi City Council to receive comments and proposals from the public regarding the projected use of CDBG funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important program requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG funds;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend allocations to the projects as shown on the project summary, attached hereto as Exhibit A, in the amount of \$474,046.00.

FURTHER, RESOLVED that the grant to Fellowship in Action shall be contingent upon an opinion of the City Attorney as to the constitutionality of such grant.

Dated: April 5, 1989

I hereby certify that Resolution No. 89-39 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 5, 1989 by the following vote:

Ayes: Councilmembers - Hinchman, Olson, Reid, Snider and Pinkerton [Mayor]

Noes: Councilmembers - None

Absent: Councilmembers - None

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

CITY OF LODI  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1989-90 FISCAL YEAR

PROJECTED USE OF FUNDS

HALE PARK GENERAL IMPROVEMENTS	\$ 175,000.00
HALE PARK PARKING LOT EXPANSION	100,000.00
HOMELESS SHELTER - FELLOWSHIP IN ACTION	100,000.00
HOUSING REHABILITATION	16,815.00
FAIR HOUSING COUNSELING	9,000.00
CODE ENFORCEMENT	30,000.00
ADMINISTRATION	43,231.00

TOTAL	<u>\$ 474,046.00</u>
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EXHIBIT A